

COMMANDERS POINT MARINA  
LAKE TRAVIS  
OPPORTUNITY FOR LUXURY  
CONDO/TOWNHOME DEVELOPMENT



DAVE MURRAY  
BROKER, REALTOR®  
512.695.2176  
DAVE@DMTX.COM



DMTX REALTY GROUP  
RESIDENTIAL | LAND | INVESTMENT  
WWW.DMTX.COM





COMMANDERS POINT MARINA | LAKE TRAVIS | \$5,200,000



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**TEXASLAND**  
TOP 1% IN  
GREATER AUSTIN





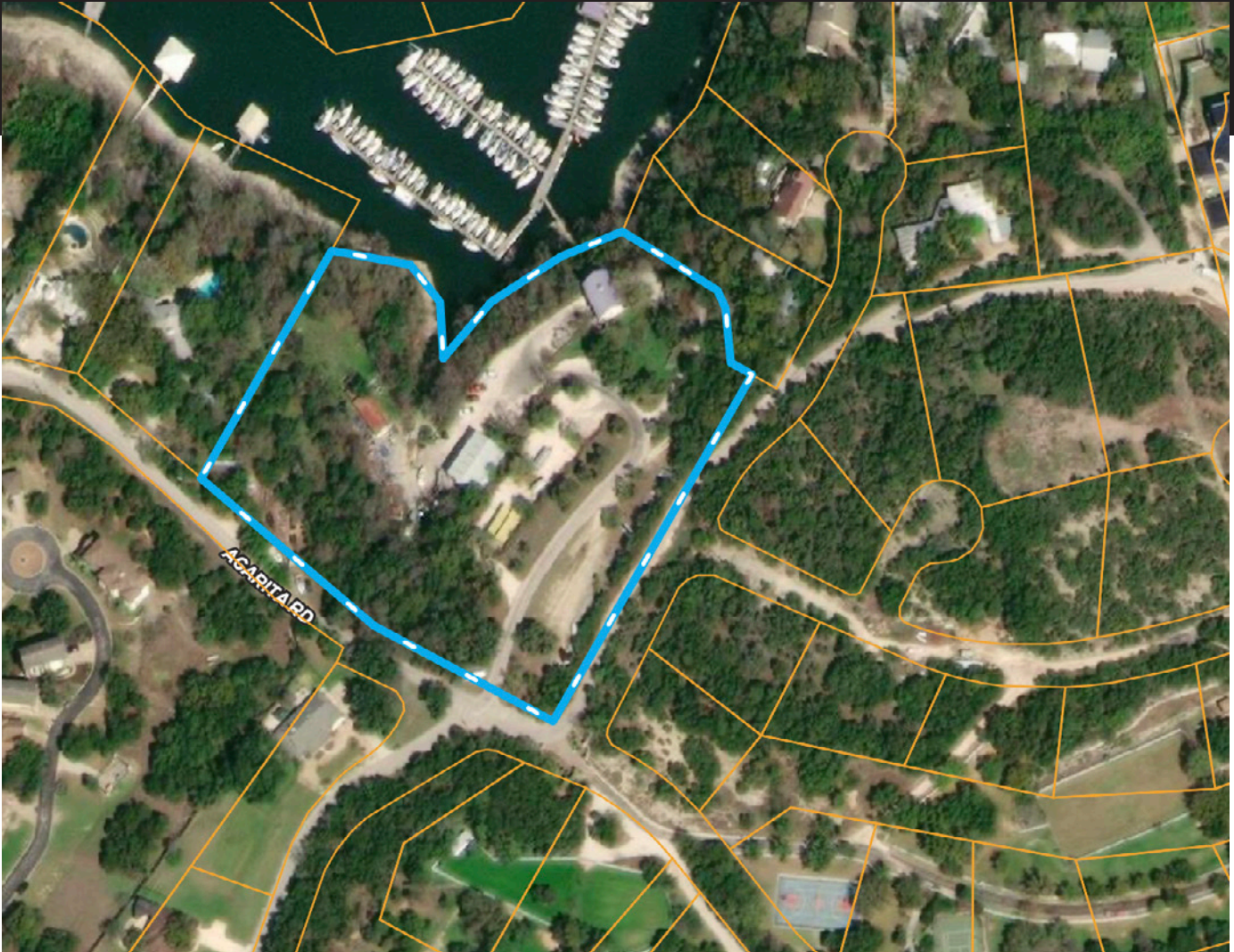
Commanders Point Marina on Lake Travis is one of the oldest marinas on the lake. It is situated in a very deep water cove right off the main basin with excellent access off RR 620 in the Lakeway area. Well established marina business with excellent development potential. This usable 5 acres all above the flood plain lends itself to a high-end condo/townhome development. Sewer/water available that can potentially accommodate up to 68 units.

The property has mature oak trees as well as spectacular views of the lake. The property is perfectly terraced to offer lake views from all units. The property has additional income from a 1,700 square-foot office and a nearly 2,500 square-foot storage/warehouse building. The property is in the City Of Austin ETJ. The owners are willing to work with someone to acquire preliminary development approval.





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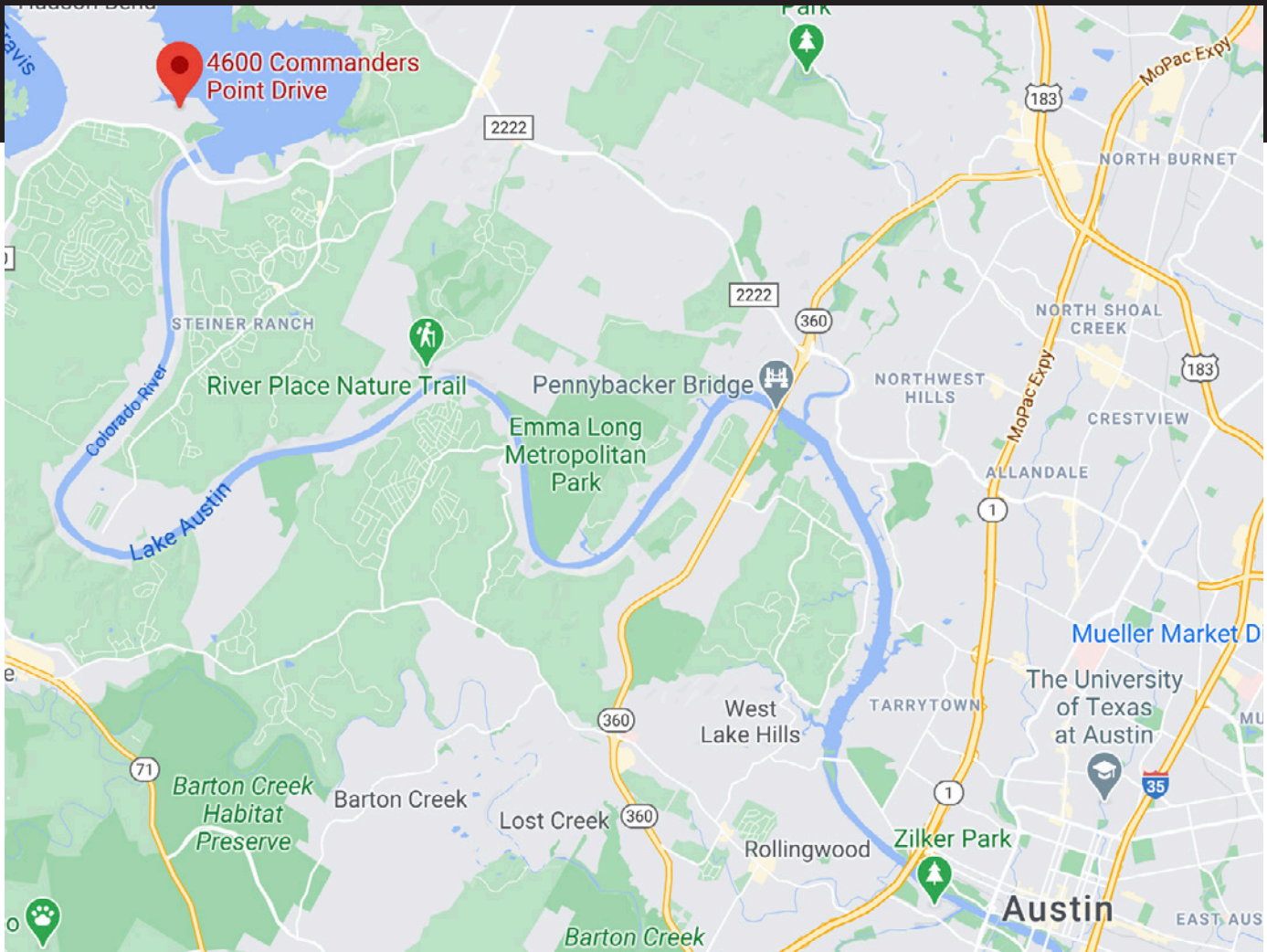
Commanders Point Marina	5 ACRES	\$5,200,000
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#### + UTILITIES

Electricity on Property, Internet-WiFi,  
Phone on Property, Propane on Property

#### + HIGHLIGHTS

Very usable land, out of floodplain.  
Incredible lake views on very deep water  
cove to main basin Lake Travis.

**4600 COMMANDERS  
POINT DR  
AUSTIN, TX**

**30 MINS TO DOWNTOWN  
AUSTIN**



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